



## 2 Oaklands Court, Warwick Road

Kenilworth, CV8 1FD

- Ground Floor Retirement Apartment
- One Double Bedroom
- Refitted Shower Room
- EPC Rating C

Asking Price Of £95,000





## THE PROPERTY

Occupying an enviable ground floor position within this popular development on the fringes of Kenilworth Town Centre. Available with no onward chain this retirement development benefits from a resident on site manager and all of the benefits of retirement living. You enter through security doors into the communal hallway. The well lit corridors lead you to the ground floor apartment that enjoys views onto the well manicured gardens. There is a central hallway with doors radiating off to the lounge that has an archway into the fitted kitchen. The kitchen also enjoys a pleasant outlook and is fitted with a range of attractive wall and base units. The double bedroom has a built in wardrobe and airing cupboard. The shower room has been recently refitted and now incorporates a generous walk in shower with electric shower, close coupled wc and a wash hand basin. Throughout the apartment there are new brushed steel light fittings. There is an attractive communal garden as well as ample on site parking. The development has an attractive resident lounge. Available with no onward chain.

## ENTRANCE HALL

Coving and ceiling light, door entry system and doors off to

## LOUNGE

An attractive lounge with double glazed window onto the courtyard, coving to ceiling, electric heater and an archway into the kitchen

## KITCHEN

With a double and single base unit, built in electric oven, hob and extractor. Space for under counter fridge and a roll topped work surface with an inset stainless steel sink unit set beneath the double glazed window to the rear. Complimentary tiling and single wall units that flank the extractor.

## BEDROOM

With a double glazed window to the rear with electric heater beneath, two wall light points, built in triple wardrobe and an airing cupboard.

## SHOWER ROOM

Recently refitted with a double shower cubicle with sliding door and housing an electric shower. Close coupled wc and pedestal wash hand basin. Complimentary tiling to full height and floor. Extractor fan and wall heater.



## LEASEHOLD INFORMATION

The property is leasehold with a 99 year lease from 1st June 1989. The Management agents are First Port.

There is a ground rent of approximately £200 per annum. The annual service charge is £3000 per annum approx., which covers site manager, buildings insurance, 24 hour alarm system and use of communal facilities.

## ON SITE FACILITIES

Oaklands Court is a development for the over 55s. The complex benefits from an on-site manager, has a communal conservatory/day room with kitchen off, a laundry room, guest suites to all floors, well kept communal gardens with a pathway surrounding the development, ample off road parking for both residents and visitors alike.

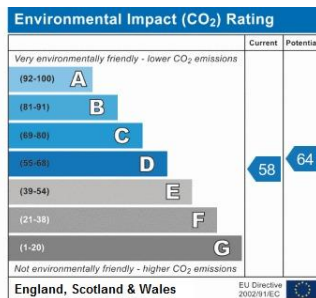
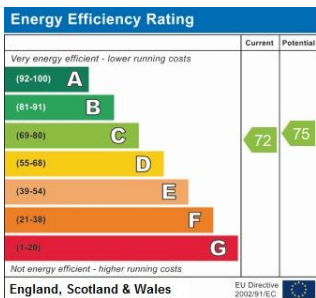


# Ground Floor

Approx. 36.5 sq. metres



Total area: approx. 36.5 sq. metres



### COUNCIL TAX BAND

Tax band B

### TENURE

Leasehold

### LOCAL AUTHORITY

Warwick District Council

**OFFICE**  
19 The Square  
Kenilworth  
Warwickshire  
CV8 1EF

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements